

082.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

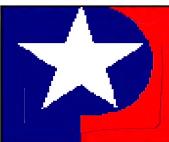
692,100 / 692,100

USE VALUE:

692,100 / 692,100

ASSESSED:

692,100 / 692,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		LENNON RD, ARLINGTON

Legal Description		User Acct
		51464
GIS Ref		
GIS Ref		
Insp Date		08/09/18
08/09/18		

OWNERSHIP

Unit #:

Owner 1: NUFER DOUGLAS & LAUREN A/TRS	
Owner 2: NUFER FAMILY 2017 REVOCABLE	
Owner 3: INNER VIVOS TRUST	

Street 1: 18 LENNON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NUFER DOUGLAS & LAUREN A -

Owner 2: -

Street 1: 18 LENNON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5391	Sq. Ft.	Site			0	70.	1.08	6									407,212						407,200	

PREVIOUS ASSESSMENT

Parcel ID								
082.0-0005-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	101	FV	284,900	0	5,391.	407,200	692,100	
2021	101	FV	276,800	0	5,391.	407,200	684,000	Year end
2020	101	FV	276,900	0	5,391.	407,200	684,100	Year End Roll
2019	101	FV	230,800	0	5,391.	401,400	632,200	684,100 Year End Roll
2018	101	FV	232,600	0	5,391.	308,300	540,900	632,200 Year End Roll
2017	101	FV	232,600	0	5,391.	290,900	523,500	540,900 Year End Roll
2016	101	FV	232,600	0	5,391.	267,600	500,200	523,500 Year End Roll
2015	101	FV	219,600	0	5,391.	250,100	469,700	500,200 Year End

SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NUFER DOUGLAS &	70419-61		12/21/2017	Convenience		1	No	No			
CLOUGH JOHN H/L	41331-241		10/31/2003		410,000	No	No				
KILLOURHY JOHN	32754-343		4/27/2001		343,500	No	No	4			
KILLOURHY JOHN	7446-591		2/10/2000	Family		No	No				
	7446-591		1/1/1901			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/16/2006	886	Re-Roof	13,500			G8	GR FY08	vinyl side	8/9/2018	Meas/Inspect	BS	Barbara S
5/18/2005	481	Wood Dec	2,500			G8	GR FY08	22X14	11/24/2008	Meas/Inspect	336	PATRIOT
6/26/2001	427	Add Bath	7,500	C				REMODEL KIT-ADD BA	3/16/2004	MLS	HC	Helen Chinal
									7/13/2001	MLS	MM	Mary M
									1/14/2000	Mailer Sent		
									1/14/2000	Meas/Inspect	277	PATRIOT
									8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

